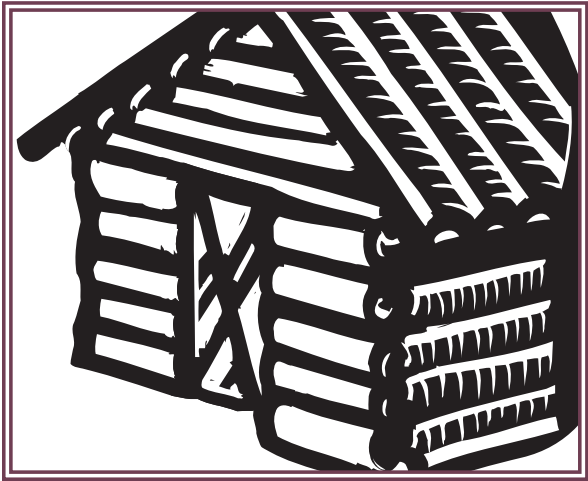




SHEDS

Department of
Community Development
Bureau of Buildings & Zoning

City of Rochester, New York



GENERAL INFORMATION
REQUIRED

When applying for a shed permit you will need:

- Property owner's name, address and phone number
- Applicant's name, address and phone number
- If applicable, Contractor and/or plan preparer's name, address and phone number
- Project description, including size and location of shed
- Workers' Compensation Insurance Certificate or waiver

If installer is the homeowner or individual contractor without Workers' Compensation insurance, a waiver, available in the permit office, may be substituted for certificate.

If contractor has employees, a Certificate of Workers' Compensation must be provided, naming the City of Rochester as certificate holder and addressed to:
City of Rochester
Permit Office
Room 121B City Hall
30 Church Street
Rochester, New York 14614

MAPS & DRAWINGS
REQUIRED

- Two (2) copies of Instrument Survey Map for subject property
- Two (2) copies of construction details, drawn to scale, including floor, wall and roof plans

FEES

- Sheds of 100 sq. ft. or less require only a Certificate of Zoning Compliance for a fee of \$50.00
- For sheds of more than 100 sq. ft., the fee is based on the cost estimate of the project including labor and materials, whether purchased, owned or donated. The following table indicates the typical shed permit fees according to the cost estimate:

Cost Estimate	Permit Fee
\$0-\$2,000	\$50.00
\$2,000-\$4,000	\$70.00
\$4,001-\$6,000	\$90.00
\$6,001-\$8,000	\$110.00
\$8,001-\$10,000	\$130.00
\$10,001-\$12,000	\$150.00
\$12,001-\$14,000	\$170.00
\$14,001-\$16,000	\$190.00
\$16,001-\$18,000	\$210.00
\$18,001-\$20,000	\$230.00

If cost estimate is greater than \$20,000, please call 428-6561 for permit fee and other possible requirements.

OWNER/APPLICANT
RESPONSIBILITIES

- Ensure that a permit is obtained in Room 121B of City Hall
- Ensure that work is performed as per plans submitted with application
- Ensure that no damage or encroachment occurs to adjacent property during construction

Metered parking is available on North Fitzhugh Street adjacent to the building. Other parking is available in the Sister Cities Garage across the street from City Hall. The office is open from 9:00 am - 4:45 pm.

The information in this brochure is a general overview. Certain applications may require more in-depth analysis.

USEFUL INFORMATION

- Sheds must be located on the same lot as the principal structure
- Sheds can not block access to required rear yard parking
- If a shed is more than 100 sq. ft in size, a minimum three (3) foot setback is required; wood facades require a minimum setback of four (4) feet
- In residential zones, the maximum building coverage can not exceed 35% and the maximum lot coverage cannot exceed 50%. Building coverage is the lot area occupied by the principal and accessory buildings on a lot. Lot coverage is the percentage of lot area covered by buildings, driveways, pools and other impermeable materials (call 428-7043 for more information)
- If a property is located within a preservation district or is a landmark site, a Certificate of Appropriateness will be required from the Preservation Board (call 428-7043 for more information)
- Call 428-6561 with any questions regarding construction details during the planning stages